20110705111929001

महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६ चे कलम ३७ (१) (एए) अन्वये सूचना.

महाराष्ट्र राज्यातील अ, ब व क वर्ग नगरपरिषदांची विकास नियंत्रण नियमावली सुधारित करुन लागू करणेबाबत.

महाराष्ट्र शासन
नगर विकास विभाग
मंत्रालय, मुंबई ४०००३२
शासन निर्णय क्र. टिपीएस १८१०/६१२/प्र.क्र.२२००/२०१०/नवि-१३
दिनांक : ३०/६/२०११.

शासन निर्णय : सोबतची शासकीय सूचना महाराष्ट्र शासन राजपत्रामध्ये त्वरीत प्रसिध्द करावी.

महाराष्ट्राचे राज्यपाल यांचे आदेशानुसार व नावाने.

(सुनिल मरळे)
अवर सचिव, महाराष्ट्र शासन

प्रति,

संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे.
विभागीय आयुक्त, कोकण विभाग, कोकण भवन, नवी मुंबई.
उपसंचालक, नगर रचना, कोकण विभाग, कोकण भवन, नवी मुंबई .

(त्यांना विनंती करण्यात येते की, त्यांनी त्यांच्या कार्यकक्षेतील नगर रचना विभागाच्या शाखा कार्यालयांना सोबतची सूचना पाठवावी व ही सूचना वर्तमानपत्रात प्रसिध्द करण्याबाबत शासनाच्या दिनांक १३ सप्टेंबर, २०१० रोजीच्या परिपत्रकानुसार त्वरीत कार्यवाही करण्याबाबत कळविण्यात यावे. तसेच सदरहू सूचना त्यांच्या कार्यकक्षेतील सोबतच्या शेड्युल्ड-ए मध्ये नमूद केलेल्या सर्व नगरपरिषदा / नगरपंचायती / ग्रामपंचायती व आवश्यक तेथे संबंधित जिल्हापरिषदा यांना पाठविण्याबाबतही कळविण्यात यावे.)

व्यवस्थापक, शासकीय मुद्रणालय, मुंबई .

(त्यांना विनंती करण्यात येते की, सोबतची शासकीय सूचना महाराष्ट्र शासनाच्या राजपत्राच्या मुंबई / कोकण विभागीय पुरवणीमध्ये प्रसिध्दी करुन त्याच्या प्रत्येकी २०० प्रती या विभागास, संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे व उपसंचालक, नगर रचना, कोकण विभाग, कोकण भवन, नवी मुंबई यांना पाठवाव्यात.)

✓ कक्ष अधिकारी, नवि-२९, नगर विकास विभाग, मंत्रालय, मुंबई.

(त्यांना विनंती करण्यात येते की, सदरहू सूचना शासनाच्या वेबसाईटवर प्रसिध्द करावी.)

निवड नस्ती, नवि-१३.

NOTICE

Government of Maharashtra,
Urban Development Department,
Mantralaya, Mumbai-400 032.
Dated : 30/6/2011.

The Maharashtra Regional & Town Planning Act, 1966

No.TPS-1810/612/CR-2200/2010/UD-13.

Whereas Government under the provisions of section 323 of Maharashtra Municipalities Act 1965 and vide notification no TPS 3678/814-B-UD-5(1) Dt 2nd November 1979 published the Standardized Building Bye-laws and Development Control Rules for A. B and C class Municipal Councils;

And whereas Government in Urban Development and Public Health Department vide resolution no TPS 3678/814-B-UD-5(1) Dt 16-7-1980 had given directives under the provisions of the section 154 of Maharashtra Regional & Town Planning Act, 1966 (Maharashtra Act No.XXXVII of 1966) to all Municipal councils to adopt the Standardized Building Bye-laws and Development Control Rules for A. B and C class Municipal Councils (hereinafter referred to as 'the said Existing Development control Rules).

And whereas, the State Government has sanctioned various Development Plans (hereinafter referred to as 'the said Development Plans') along with the above mentioned Standardized Building Bye-laws and Development Control Rules with or without modifications (hereinafter referred to as 'the said Development Control Rules') of A. B, C Class municipal Councils. Nagar panchayat & Non-Municipal towns (hereinafter referred to as 'the said Planning Authorities) in Maharashtra State under the provisions of the Maharashtra Regional & Town Planning Act. 1966 (Maharashtra Act No.XXXVII of 1966) (hereinafter referred to as 'the said Act') and have come into force with effect from the various dates as mentioned in Schedule-A appended hereto:

And whereas. existing Development Control Regulations of the said Planning Authorities need overall changes because of rapid urbanisation and the concepts like FSI, TDR. Specific land uses and regulations which support developments like generation of parking areas. creation of more built-up area for Hospitals. Education Institutions. Star Category Hotels. Institutional Buildings, development of more housing stock through MHADA. provision of proper infrastructure. eco-friendly building criteria. height of building commensurate with fire fighting facilities etc. need to be included in the existing Development Control Regulations of smaller towns:

And whereas. Government in . Urban Development Department vide its resolution no TPS-1810/612 CR-2200/UD-13 dated 24.03.2010 appointed an Expert Drafting Committee under the chairmanship of Director of Town Planning to revise the Development Control Regulations for A class. B class & C class Municipalities in the state which were in force since 2nd November 1979:

And whereas. Urban Development Department vide their letter no TPS-1810/612/CR-2200/UD-13 dated 15.05.2010 has further extended the scope of the committee to prepare Development Control Regulations for Grampanchayat/rural areas;

And whereas, the committee held several discussion and meetings at Divisional places like Nagpur, Amaravati, Aurangabad, Nashik, Navi Mumbai and Pune to bring about stakeholders participation along with The Presidents and Chief officers of the Municipal Councils, practicing Architects, Engineers and builders in those regions, Engineers working in the local bodies, Officer's of the Town Planning Department and considered their views about their expectations from development control regulations;

And whereas, the said Expert Drafting Committee has prepared the uniform set of development regulations for all classes of municipal councils named as *'Draft Development Control and Promotion Regulations for Municipal Councils and Nagarpanchayats in Maharashtra'* and submitted it to the Government vide letter no.6546, dated 27.10.2010;

And whereas, Government felt it necessary to accept and replace the existing set of Building Bye-laws and Development Control Regulations of all A, B & C Class Municipalities, Nagar Panchayat and Non-Municipal towns which are sanctioned with the Standardized set of *Draft Development Control and Promotion Regulations for Municipal Councils and Nagarpanchayats in Maharashtra* prepared by the *Expert Drafting Committee along with the following additional provisions* (hereinafter referred to as *'the said proposed modifications*):

Additional provisions

1) Rule no 37.11 – As per regulation no.37.11 note no (iii), the respective appointed officer shall prepare the TDR zone plan and publish a notice in atleast two local news paper inviting objections/suggestions for a period of 30 days on this TDR zone plan. The respective appointed officer shall forward all objections/suggestions along with published TDR zone plan to the Director of Town Planning, Maharashtra State, Pune for final approval. Final approval to this plan shall be granted by Director of Town Planning, Maharashtra State, Pune.

2) *Special Provisions* - Special provisions or express provisions made in respective Development plans sanctioned under the provisions of MR & TP Act, 1966. Which are not covered under these regulations shall remain in force

3) CRZ regulations -The development within CRZ areas shall be governed by The Costal Regulation Zone Notification No.S.O. 19(E), dated 6.1.2011 as amended from time to time wherever applicable

4) Heritage Regulations –The Heritage Regulations, establishment of Heritage Committee and list of Heritage sites shall be mutatis-mutandis applicable as previously sanctioned by the Government/Respective Authority

5) If there is any overlapping of provisions or any conflict between the existing provisions and proposed provisions in the Draft development Control and Promotion Regulations for Municipal Councils and Nagarpanchayats in Maharashtra then, matter shall be referred to the Director of Town Planning M.S.Pune whose decision shall be final.

And whereas, the said proposed modification is in the public interest;

And whereas, Government therefore, finds it expedient in the public interest to take recourse to the provision contained in Section 37(1AA) of the said Act;

Now, therefore, in accordance with the provision contained in Section 37 (1AA) of the said Act. Government hereby publishes this notice for inviting suggestions and objections to the *proposed Modifications* from the public with reasons thereof within 30 (thirty) days from the date of publication of the notice in Maharashtra Government Gazette. The suggestions and objections shall be addressed to the concerned district heads of the Town Planning Department mentioned in *Schedule-A* who are hereby appointed as an *Officer* under Section 162 of the said Act for the said Municipal Council/Non-Municipal Council/ Nagarpanchayat and authorized to hear the suggestions and objections which may be received within the aforesaid stipulated period and also say of the respective planning authorities and submit his report to Government. The suggestions and objections received within the aforesaid stipulated period will only be considered by Government.

Note :

(A) A copy of the proposed modification mentioned along with [illegible] of regulation is kept open for inspection by the general public in the offices of the following officers (as applicable) on all working days during working hours

(1) Deputy Director of Town Planning.
(2) Concerned Town Planning office of the district.
(3) The Chief Officer of the Municipal Council./ The Chief Officer of the Nagar Panchayat. / Chief Executive Officer, Zilla Parishad.

(B) This notice along with proposed modification (*PDF converted soft file of Development Control and Promotion Regulations for Municipal Councils and Nagarpanchayat in Maharashtra*) is also available on Government website at www.urban.maharashtra.gov.in

(Sunil Marale)
Under Secretary
Govt.of Maharashtra

SCHEDULE – A

Accompaniment to Government in Urban Development Department Notice bearing No TPS/1810/612/CR-2200/UD-13/ Dt : 30/06/2011.

Konkan Division

Div.	District	Municipal Council	Class	Date of DP Sanction	With effect from	Date of DCR Sanction	Date of DCR coming in force	Name & Address Of The Officer appointed U/S 162(1) of the M R T P Act 1966
Konkan	Raigad	Panvel	A	16.3.1993	15.5.1993	16.3.1993	15.5.1993	Assistant Director of Town Planning, Raigad-Alibag, Nirdhar Building, Tilak Road, Alibag-402 201.
		Khopoli	B	31.3.2003 (R)	14.5.2003	31.3.2003	14.5.2003	
		Uran	C	31.12.1988	1.4.1989	31/12/1988	1.4.1989	
		Karjat	C	25.4.2006 (R)	2.6.2006	25.4.2006	2.6.2006	
		Pen	C	16.12.1988	1.3.1989	16.12.1988	1.3.1989	
		Alibag	C	20.8.1984 (R)	1.11.1984	20.8.1984	1.11.1984	
		Murud-Janjira	C	28.1.1977	15.3.1977	28.1.1977	15.3.1977	
		Roha	C	18.7.2005 (R)	11.8.2005	18.7.2005	11.8.2005	
		Shrivardhan	C	4.1.1988	25.4.1988	4.1.1988	25.4.1988	
		Mahad	C	29.10.2004	16.11.2004	14.7.2006	28.8.2006	
	Ratnagiri	Chiplun	B	16.12.1988	1.3.1989	16.12.1988	1.3.1989	Town Planner, Ratnagiri, 669, Savant House, 1st floor, Swami Vivekanand Road, Behind Stadium, Ratnagiri-415639
		Ratnagiri	B	27.4.2000	21.6.2000	27.4.2000	21.6.2000	
		Khed	C	14.1.1974	1.3.1974	14.1.1974	1.3.1974	
		Rajapur	C	14.7.2006 (R)	1.9.2006	14.7.2006	1.9.2006	
	Sindhudurg	Malvan	C	14.5.1981	1.7.1981	14.5.1981	1.7.1981	Town Planner, Sindhudurg, Administrative Building, Collector Office compound, Oros(BK), Tal-Kudal, Dist- Sindhudurg-416812
		Vengurla	C	20.5.1976	25.6.1976	20/5/1976	25.6.1976	
		Sawantvadi	C	31.12.1988 (R)	1.4.1989	31.12.1988	1.4.1989	
		Kankavali	Nagar panchayat	30.9.1999	15.12.1999	30/9/1999	15.12.1999	

	Thane	Ambarnath	A	25.7.2005	12.8.2005	25.7.2005	12.8.2005	Assistant Director of Town Planning, Thane, Collector Building, 3rd floor, Court Naka, Station Road, Thane-400601.
		Kulgoan-Badalapur	B	25.7.2005	12.8.2005	25.7.2005	12.8.2005	
		Jawhar	C	31.12.1997	15.3.1998	31.12.1997	15.3.1998	
		Umarpada-Safala	Non MC	6.5.1981	1.7.1981	6.5.1981	1.7.1981	

(Sunil Marale)
Under Secretary
Govt.of Maharashtra